

Chief Executive Officer
Lorraine-Cochran
Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Planning Commission Hearing Date: Tuesday, May 6, 2025
Board of Commissioners Hearing Date: Thursday, May 22, 2025

STAFF ANALYSIS

Case No.:	TA-25-1247472	File ID# 2025-0377	
Address:	3901 Durham Park Road Stone Mountain, GA 30083 ·	Commission District: 05	Super District: 07
Parcel ID(s):	N/A		
Request:	Application of the Director of Planning & Sustainability for a text amendment for the adoption of the MARTA-Indian Creek TOD Master Plan Study (an amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan). This application is intended to incorporate MARTA's Indian Creek TOD Master Plan Study document's general vision, policies, and goals as guidance for future development of the planned area.		
Property Owner(s):	MARTA		
Applicant/Agent:	Planning & Sustainability Director		
Acreage:	64 acres		
Existing Land Use:	Indian Creek MARTA Station, parking lot (immediate 30 acres)		
Surrounding Properties:	North: MU-4, RSM East: R-75, RSM, MR-1 South: R-75, U-4 West: C-1, RSM, MR-2		
Comprehensive Plan:	Town Center (TC)	Consistent X	Inconsistent

Staff Recommendation: Approval.

The applicant is seeking to adopt MARTA's *Indian Creek TOD Master Plan Study* document's general vision, policies, and goals as guidance for future development of the planned area.

MARTA completed a robust community engagement effort and Master Plan Study which enabled the latest May 2024 rezoning approval (re-zoned from O-I, R-75, and MR-1 to MU-4) of the Indian Creek TOD development. The approved MU-4 district is consistent with the goals of DeKalb County's *Town Center* Future Land Use Map and vision within the 2050 Unified Plan.

Between October 2022 and June 2024, MARTA and DeKalb County kicked off the master planning process which included the launch of a project website, three public events with over 500 people in attendance, and a series of interactive surveys. Numerous meetings have been held with the community and DeKalb County Commissioners for input on the master plan. Per robust community engagement, MARTA has a clear direction and framework to advance TOD development at the Indian Creek MARTA station. In addition to showcasing community engagement efforts, MARTA's *Indian Creek TOD Master Plan Study* document highlights a more recent market study showcasing the demand for retail and housing within the area, an assessment of existing conditions including TOD issues and opportunities, land use, zoning, and an urban design analysis. It also includes an updated mobility, walkability, and parking analysis of the 65-acre planning area, the expansion of bus services, as well as an action plan for implementing priority placemaking, policy, public space, and transit and mobility projects.

Adopting MARTA's Indian Creek TOD Master Plan as an amendment to Chapter 5 Small Area Plans in DeKalb County's 2050 Unified Plan will enable the Planning & Sustainability Department – Long Range Division – to move forward with MARTA and DeKalb County's shared goal of creating a strong, equitable transit-oriented community at the Indian Creek Station.